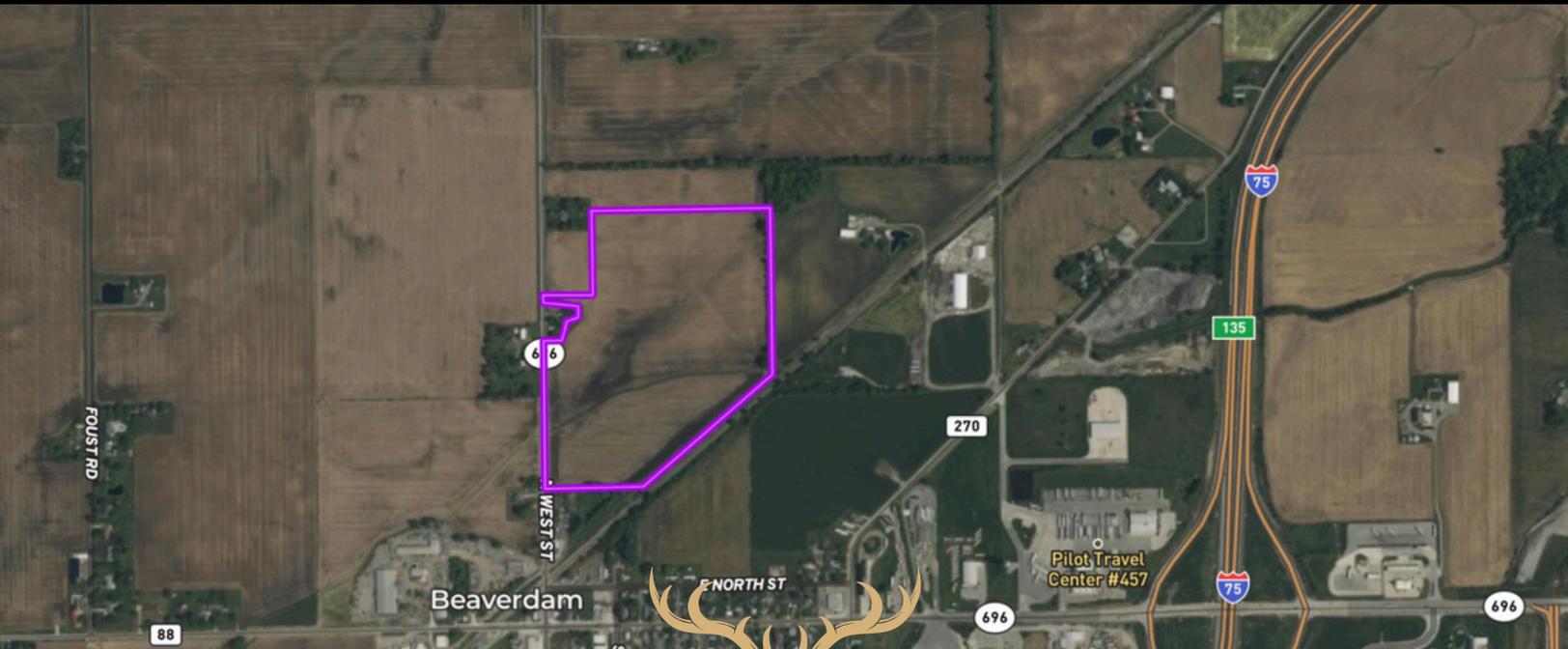


**REAL ESTATE
& LAND COMPANY**

LANDLISTING

39.37 ACRES

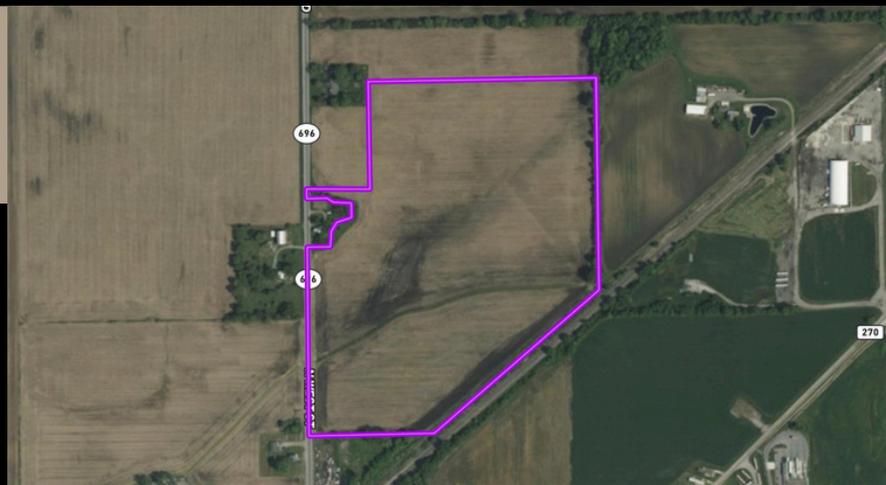
Allen County



MATT BOWERS
567-204-7462

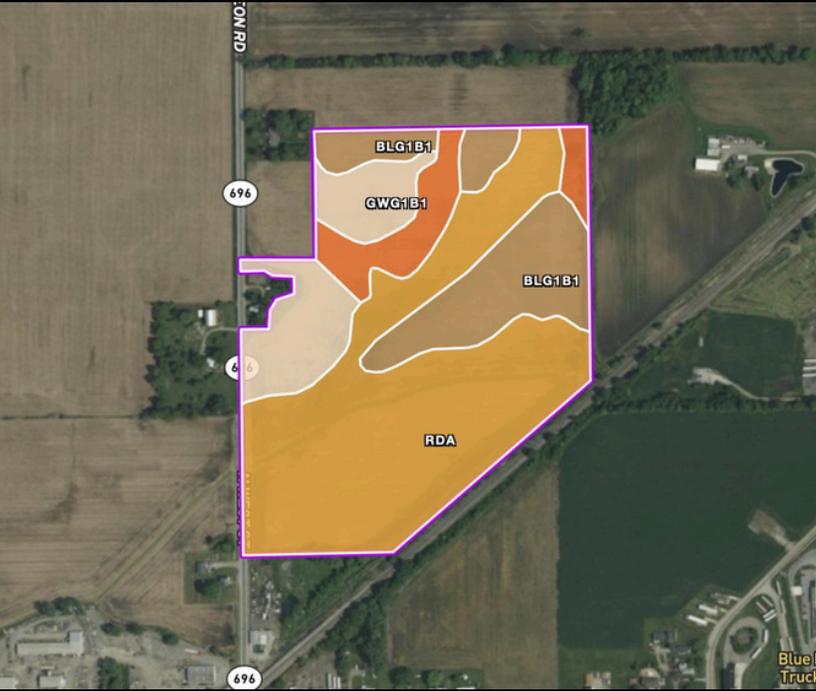
NORTHERN ALLEN COUNTY

39.37 +/- acres in northern Allen County, Ohio. This is a very productive nearly all tillable farm that has been recently systematically tiled. This exceptional farm is comprised of Rensselaer, Blount, Glynwood and Pewamo soils that combine for an overall NCCPI rating of 77.18. This is a very good opportunity to add a highly productive farm to your farming operation or real estate portfolio.



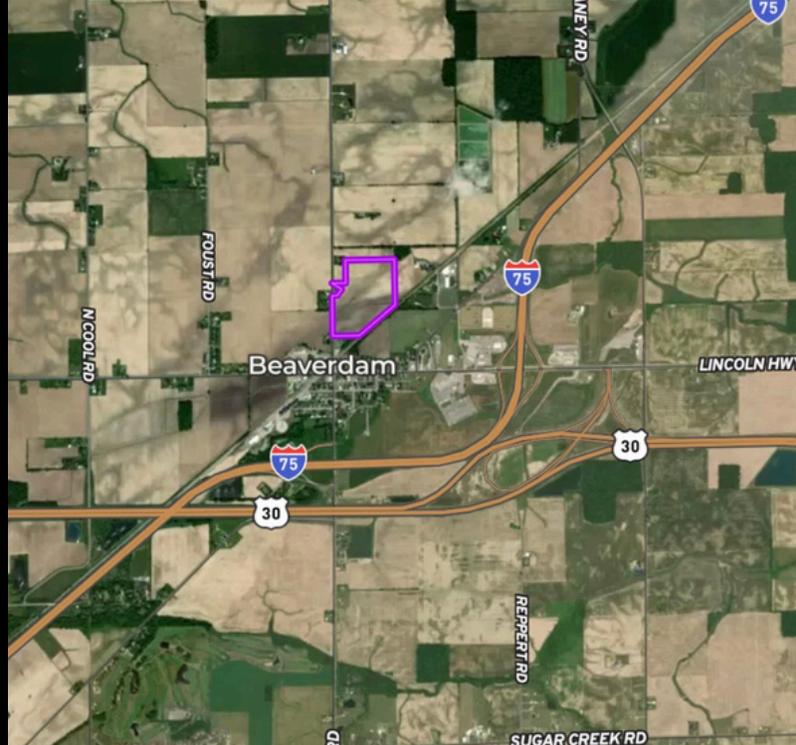
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SOIL MAPS & REPORT

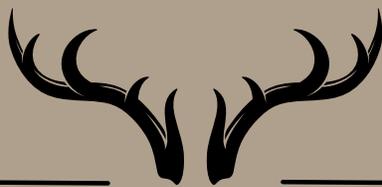


Code	Description	Acres	%	CPI	NCCPI	CAP
RdA	Rensselaer loam, 0 to 1 percent slopes	21.66	55.06%	-	84	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	8.08	20.54%	-	67	2e
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	6.02	15.3%	-	67	2e
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	3.58	9.1%	-	76	2w
Totals		39.34 ac		0 CPI Average	77.18 NCCPI Average	2 Cap. Average

- **Total Acres: 39.37**
- **County: Allen**
- **Township: Richland**
- **Tillable: 38.1**
- **School District: Bluffton**
- **NCCPI: 77.18**
- **Parcel Number:**
28-2911-03-001.000 &
28-2900-03-002.000



Located .25 miles north of Beaverdam on the east side of St. Rt. 696



MATT BOWERS
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REALTOR | AUCTIONEER
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